



Mill Race Court Morpeth

- Second floor apartment
- Two bedrooms
- Close to town centre
- Allocated parking bay



Auction Guide Price:£99,950

01670 511 711
morpeth@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
morpeth@rmsestateagents.co.uk

Mill Race Court

Morpeth

For Sale by Auction: 30th April 2024, Option 1, Terms and Conditions apply.

This spacious flat conveniently located close to the popular market town of Morpeth, is just waiting for someone to put their personal touch on it. With two double bedrooms, one with en-suite, and a large reception room, this property offers plenty of potential to create a comfortable and homely living space.

The property boasts a spacious reception room, perfect for entertaining family and friends. The dining space in the kitchen provides a cosy area for enjoying meals together. The master bedroom features built-in wardrobes and an en-suite bathroom with shower cubicle. The second bedroom is also a double, providing ample space for guests or a home office. With the added convenience of an allocated parking bay you are within reach of great links to the main routes around Northumberland.

The strong local community creates a welcoming atmosphere, and the location is ideal for those who enjoy walking as there are some lovely riverside walks at the local park on your doorstep. Morpeth Leisure Centre is very close by as are local shops and excellent transport links and bus routes.

The flat is in need of modernisation, offering the perfect opportunity for you to put your stamp on it and create your dream home. With so much nearby and a quiet environment, this property has the potential to become a fantastic place to live. Don't miss your chance to transform this flat into a comfortable and stylish haven. Contact us today to arrange a viewing!

| | | |
|---------------|---------------|-----------------------------------|
| Lounge | 18.20 x 11.40 | (5.53m x 3.45m) At biggest points |
| Kitchen/diner | 10.40 x 8.40 | (3.15m x 2.54m) |
| Bedroom One | 12.80 x 12.60 | (3.86m x 3.81m) At biggest points |
| En-Suite | 7.40 x 5.30 | (2.24m x 1.60m) At biggest points |
| Bedroom Two | 12.80 x 12.20 | (3.86m x 3.71m) At biggest points |
| Bathroom | 8.01 x 5.50 | (2.46m x 1.65m) At biggest points |

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Night storage heaters
Broadband: None
Mobile Signal Coverage Blackspot: No
Parking: Allocated parking bay

RESTRICTIONS AND RIGHTS

Listed? No
Restrictions on property? No parking of boats, caravans or mobile homes
Easements, servitudes or wayleaves? No
Public rights of way through the property? No

RISKS

Flooding in last 5 years: No
Risk of Flooding: Zone 3
Any flood defences at the property: No
Coastal Erosion Risk: No
Known safety risks at property: No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

ACCESSIBILITY

This property has no accessibility adaptations.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
Length of Lease: 125 years from 1st December 2005

COUNCIL TAX BAND: D

EPC RATING: C

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 80 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

